

PRINCE GEORGE'S COUNTY
HISTORIC SITE SUMMARY SHEET

Survey #: P.G. #69-19 Building Date: 1896

Building Name: Browning-Baines House

Location: 5601 57th Avenue, Riverdale

Private/Residence/Occupied/Good/Inaccessible

Description

The Browning-Baines House is a large two-story frame, hip roofed dwelling with irregularly placed bays. It is approximately square in plan with a two-story frame rear wing. The house is set on a knoll, on a large suburban lot shaded by mature trees. The three-bay east (main) facade fronts on 57th Avenue. Entrance is in the third bay, through a door with three-light sidelights, a seven-light transom, and a wide board surround. Windows are 2/2 double-hung-sash with wide board surrounds and a raised molding lintel. The first story is sheltered by a five-bay entrance porch with a shallow hipped roof which wraps around the north and south elevations of the dwelling. The porch roof is supported by turned and chamfered posts with jigsawn fan-shaped brackets, and has overhanging eaves and a dentiled frieze. The wooden balustrade has turned balusters. The house is set on a low brick foundation, sided with narrow, horizontal lapped wood siding with corner boards and roofed with black asphalt shingle. The overhanging eaves are supported by modillions on a wide frieze board.

Significance

The Browning-Baines House is significant as a fine example of a ca. 1896 Victorian Country residence, and as one of the few remaining buildings related to the Browning and Baines families, business partners as coffee and tea wholesalers in Washington, D.C. with homes in Riverdale. In 1869, Peregrine W. Browning, a farmer, purchased 199-1/2 acres known as Melrose, just east of present day Riverdale. In 1896 his son, Ringgold Browning, purchased 44-3/4 acres of Melrose and built the Browning-Baines house for a cost of approximately \$3,000. Peregrine Browning's grandson, Henry C. Browning, began a coffee roasting and wholesaling business in 1892, called Browning and Baines, Inc., with James E. Baines as Secretary and Treasurer. James E. Baines bought the Browning-Baines House in 1898, and owned the property through 1914. The Browning-Baines house is prominent for its large size and frame construction, more notable because it is now surrounded by ca. 1950's brick ramblers.

Acreage: 53,698 square feet

Magi No.

DOE yes no

Maryland Historical Trust

State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic Browning-Baines House

and/or common

2. Location

street & number 5601 57th Avenue not for publicationcity, town Riverdale vicinity of congressional district 5state Maryland county Prince George's

3. Classification

| | | | | |
|----------------------|----------------------------|-----------------------------|-------------------------|----------------------------|
| Category | Ownership | Status | Present Use | |
| <u> </u> district | <u> </u> public | <u>X</u> occupied | <u> </u> agriculture | <u> </u> museum |
| <u>X</u> building(s) | <u>X</u> private | <u> </u> unoccupied | <u> </u> commercial | <u> </u> park |
| <u> </u> structure | <u> </u> both | <u> </u> work in progress | <u> </u> educational | <u>X</u> private residence |
| <u> </u> site | Public Acquisition | Accessible | <u> </u> entertainment | <u> </u> religious |
| <u> </u> object | <u> </u> in process | <u> </u> yes: restricted | <u> </u> government | <u> </u> scientific |
| | <u> </u> being considered | <u> </u> yes: unrestricted | <u> </u> industrial | <u> </u> transportation |
| | <u>X</u> not applicable | <u>X</u> no | <u> </u> military | <u> </u> other: |

4. Owner of Property (give names and mailing addresses of all owners)

name Aileen Blackstreet & number 5601 57th Avenue telephone no.: city, town Riverdale state and zip code MD 20737

5. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber 6550street & number Main Street folio 605city, town Upper Marlboro state MD

6. Representation in Existing Historical Surveys

title NAdate federal state county local depository for survey records Historic Preservation Commission, Rm. 4010 CABcity, town Upper Marlboro state MD

7. Description

Survey No. P.G.#69-19

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☐ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Browning-Baines House is a large two-story frame, hip roofed dwelling with irregularly placed bays. It is approximately square in plan with a two-story frame rear addition and a one-story veranda which crosses three sides of the main block. The house is set on a knoll, on a large suburban lot shaded by mature trees.

The three-bay east (main) facade fronts on 57th Avenue. Entrance is in the third bay, through a door with three-light sidelights, a seven-light transom, and a wide board surround. Windows are 2/2 double-hung-sash with wide board surrounds and a raised molding as a lintel. A double 2/2 sash window is on the second story, above the entrance door. Just south of the entrance door is a small square, nine-light window, lighting the interior stair landing. The first story is sheltered by a five-bay entrance porch with a shallow hipped roof which wraps around the north and south elevations of the dwelling. The porch roof is supported by turned and chamfered posts with jigsaw fan-shaped brackets. The porch roof has overhanging eaves and a dentiled frieze. The wooden balustrade has turned balusters. The wooden porch floor is set on low cement blocks interspersed with wood lattice.

The house is set on a low brick foundation, sided with narrow, horizontal lapped wood siding with corner boards and roofed with black asphalt shingle. The overhanging eaves are supported by modillions on a wide frieze board.

The two-bay north facade has a two-story projecting semi-octagonal second bay, beneath an enclosed gable. The bay is covered with fishscale shingles on the second story and has windows on first and second stories, in each of its three faces. The entrance porch wraps around this elevation and shelters the first bay, ending at its connection to the projecting second bay. There is an entrance on the east side of the projecting bay, sheltered by the porch roof. A small shed roof dormer with a double four-light casement window is above the first bay, behind the cornice line.

The two-bay south facade has entrance in the first bay through a door with nine lights in the upper half, surmounting two horizontal wood panels. The door has a large rectangular transom. The first floor is sheltered by the main entrance porch which wraps around and crosses the entire facade. The first bay on the second story is a large 2/2 sash window and a narrow rectangular three-light window set just east of it. Centered above the facade is a hipped roof dormer with a double 2/2 sash window. A large brick chimney with a corbelled cap projects from the dormer.

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

Survey No. P.G.#69-19

Description (continued)

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The west (rear) facade is dominated by a two-story, two-by-two-bay frame wing with a shallow gable roof, set on a high brick foundation. The wing is sided with the same material as the main block. Windows are 1/1_ and 2/2 sash with the same surrounds as the main block. The north side of the addition has a corbelled interior brick chimney rising above the first bay and an entrance with a transom in the second bay. The north facade is sheltered by a hipped roof porch which is a continuation of the main entry porch on the north facade, interrupted by the projecting semi-octagonal bay. The porch has the same dentiled frieze as the main entrance porch, and a balustrade of "H"-shaped balusters. The south side of the addition has a bulkhead cellar entrance.

Just southwest of the house is a small one-by-one bay brick outbuilding, covered with ivy and in deteriorating condition. It has an entrance with a five-panel wood door on the north side and a window on the south side. The pyramidal hipped roof is covered with asphalt shingle. The dirtfloor is lower than the exterior ground level. Northwest of the house is a gable roof, frame two-car garage, on a cement base. It has an east side, front gable car entrance, with fishscale shingles in the upper gable. The overhanging eaves on the north and south sides shelter projecting rafter ends. A circular drive with two entry/exit points circles in front of the house.

8. Significance

Survey No. P.G.#69-19

| Period | Area of Significance—Check and justify below | | | |
|---|--|---|---|---|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> humanitarian |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> theater |
| <input type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input checked="" type="checkbox"/> other (specify) |
| | | | | local history |

Specific dates 1896 Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Browning-Baines House is significant as a large, fine example of a ca. 1896 Victorian Country residence. It also is significant as one of the few remaining buildings related to the Browning and Baines families, who were business partners as coffee and tea wholesalers in Washington, D.C. and kept homes in Riverdale, Prince George's County.

In 1869, Peregrine W. Browning, a farmer, purchased 199-1/2 acres known as Melrose, just east of present day Riverdale, on tracts called David's Industry, Columbia and Gainfield.¹ Browning built a home there, prominently marked in District 2 on the 1878 Hopkins Atlas of Prince George's County.

By 1895 Browning was residing in Washington, D.C. and had divided his Prince George's County acreage among his five sons.² Three of the Browning sons, Ringgold W., George P., and Frank N., were lawyers.³ In the two decades around the turn of the century they maintained addresses in both Washington, D.C. and Riverdale.⁴ In 1896 Ringgold Browning and Nellie, his wife, purchased 44-3/4 acres of Melrose and built the Browning-Baines house for a cost of approximately \$3,000.⁵

Henry Browning, the eldest Browning son, was a farmer, as his father had been.⁶ His son, Henry C. Browning began a coffee roasting and coffee and tea wholesaling business in 1892, located at Jacksonhall Alley, N.W. The firm was called Browning and Baines, Inc., with Henry C. Browning as president and James E. Baines as Secretary and Treasurer.⁷

James E. Baines bought the Browning-Baines House from Nellie Browning in 1898. Baines owned the property through 1914 and then conveyed it to his son, James H. Baines, who held it through 1948.⁸

The Browning-Baines house is prominent for its large size and frame construction, more notable because it is now surrounded by ca. 1950's brick ramblers and stands across from four-story brick apartment buildings. It has an entrance porch with fan brackets and turned posts, which wraps

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STATE HISTORIC SITES INVENTORY FORM
Statement of Significance (continued)

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Section 8 Page 2

around three sides of the house. Other prominent details are the two-story semi-octagonal north bay, the decorative window surrounds and bracketed cornice.

It is interesting to note that Theodore Browning, the fifth son of Peregrine Browning, was also a coffee merchant, residing first in Riverdale and later in Washington, D.C.⁹ His son, Perry W. Browning, opened a coffee wholesaling company in 1905, called P.W. Browning and Brother. This firm later became the Blue Mill Coffee Company and closed only recently (1987).¹⁰

Notes

- 1 Land Records of Prince George's County, HB 3:836.
- 2 Tax Assessments of Prince George's County, District 2, 1890 and 1898, Volumes 12,218 and 12,230, available at Maryland State Archives; and Boyd's Directory of the District of Columbia, 1895, William H. Boyd, Publisher, available at Martin Luther King Public Library, Washingtonian Room, Washington, D.C.
- 3 United States Census, Prince George's County, 1880, District 2, #231.
- 4 Boyd's Directory, op. cit.
- 5 Land Records, JWB 36:50, JWB 36:371.
- 6 United States Census, Prince George's County, 1870, #183 and 1880, #233.
- 7 Boyd's Directory, 1892, op. cit.
- 8 Land Records, JB 2:586, 101:215, 894:300.
- 9 United States Census, Prince George's County, 1880, District 2, #232, and Boyd's Directory, 1895.
- 10 Obituary, Washington Star, August 30, 1960, Perry W. Browning. The Blue Mill Coffee Company is listed in the 1987 Washington, D.C. Telephone Directory, but has no telephone number or forwarding address.

Survey No. P.G. #69-19

10. Geographical Data

Quadrangle scale _____

[illegible]

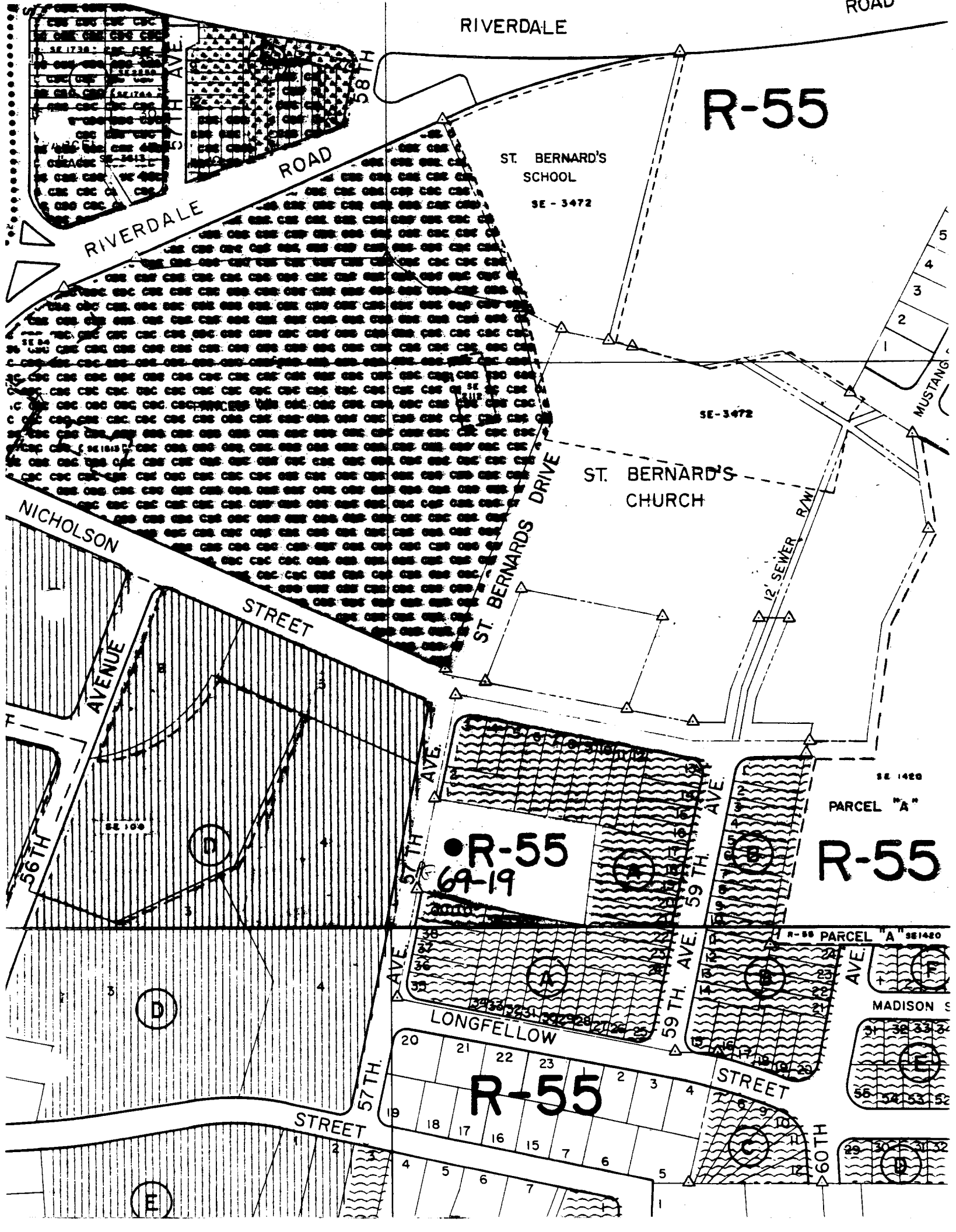
11. Form Prepared By

city or town Upper Marlboro state Maryland

PS-2746

Chain of Title
Browning-Baines House
P.G. #69-19

| | |
|---------------------------------------|--|
| 4461:392 18 Feb 1975 Deed | Bryan M. Pumphrey, rep. will of LeRoy Pumphrey to Bryan M. Pumphrey. Parcel 1 on east line 57th Avenue, total 51,048.3 square feet. Same from Irvin L. Siegel to LeRoy Pumphrey April 1, 1950, 1220:126. Parcel 2: N. 1/2 of un-numbered out lot adjoining Lot 38 in Block A of Templeton Knolls, 2,650 square feet. Same in deed 1658:33. |
| 1220:126 1 April 1950 Deed | Irvin L. and Bernard N. Siegel to LeRoy Pumphrey. For \$10 grantors convey a part of parcel conveyed by Perry W. Browning to Irvin L. Siegel et al. September 22, 1949, recorded September 30, 1949. 51,048.3 square feet. |
| 1161:218 22 Sept. 1949 Deed | Perry W. and Mary W. Browning to Irvin L. and Bernard D. Siegel and Henry J. Cohen. For \$10 grantor convey a portion of original parcel recorded 894:300. Begins east line of 57th Avenue. Contains 5.150 acres, subject to mortgage balance of \$1,700. |
| 894:300 19 April 1948 Deed | James H. and Josephine Baines to Perry W. Browning. For \$10 grantors convey parcel James H. Baines obtained from James E. Baines and wife, 20 Sept. 1914, 101:215. A tract of 6.26 acres. |
| 101:215 30 Sept 1914 Deed | James E. Baines and Lina C. Baines to James H. Baines. For \$1 grantors convey same obtained from Nellie H. Browning June 15, 1898, JB 2:586, 3-1/2 acres and _____ acres. |
| JB 2:586 15 June 1898 Indenture | Nellie H. Browning, widow, of D. C. to James E. Baines of D.C. For \$5,000 grantor conveys a tract of 3-1/2 acres and a tract of _____ acres. Described JWB 36:50 and 41:162, subject to mortgage of \$3,000 to Laurel Building Association. |
| JWB 41:162 15 May 1897 Deed | Peregrine W. Browning and wife to Nellie H. Browning. For \$5 grantors convey part of land obtained from Ludwell Mortimer and George W. Cochrane July 13, 1860. Begins at NW corner of parcel previously conveyed by grantors to grantee. Runs along road running from Edmonston Road. Contains 3-1/4 acres. Together with improvements. |
| JWB 36:371 | Nellie H. and Ringgold W. Browning to Laurel Building Association. Grantors are members and received advance of \$3,000. To secure debt, convey 44 acres, recorded JWB 36:50. |
| JWB 36:50 15 Feb. 1896 Deed | Peregrine W. Browning and wife to Nellie H. Browning. For \$5 grantors convey part of land obtained H.B. 3:886. Two parcels, containing a total of 44-3/4 acres. |



RIVERDALE

ROAD

R-55

ST. BERNARD'S
SCHOOL

SE - 3472

RIVERDALE

ROAD

SE-3472

ST. BERNARD'S
CHURCH

NICHOLSON

STREET

ST. BERNARDS
DRIVE

12' SEWER
R/W

MUSTANG

SE 1420

PARCEL "A"

● R-55
69-19

R-55

R-55 PARCEL "A" SE1420

MADISON S

LONGFELLOW

R-55

STREET

STREET

60TH

(E)

(D)

(A)

(A)

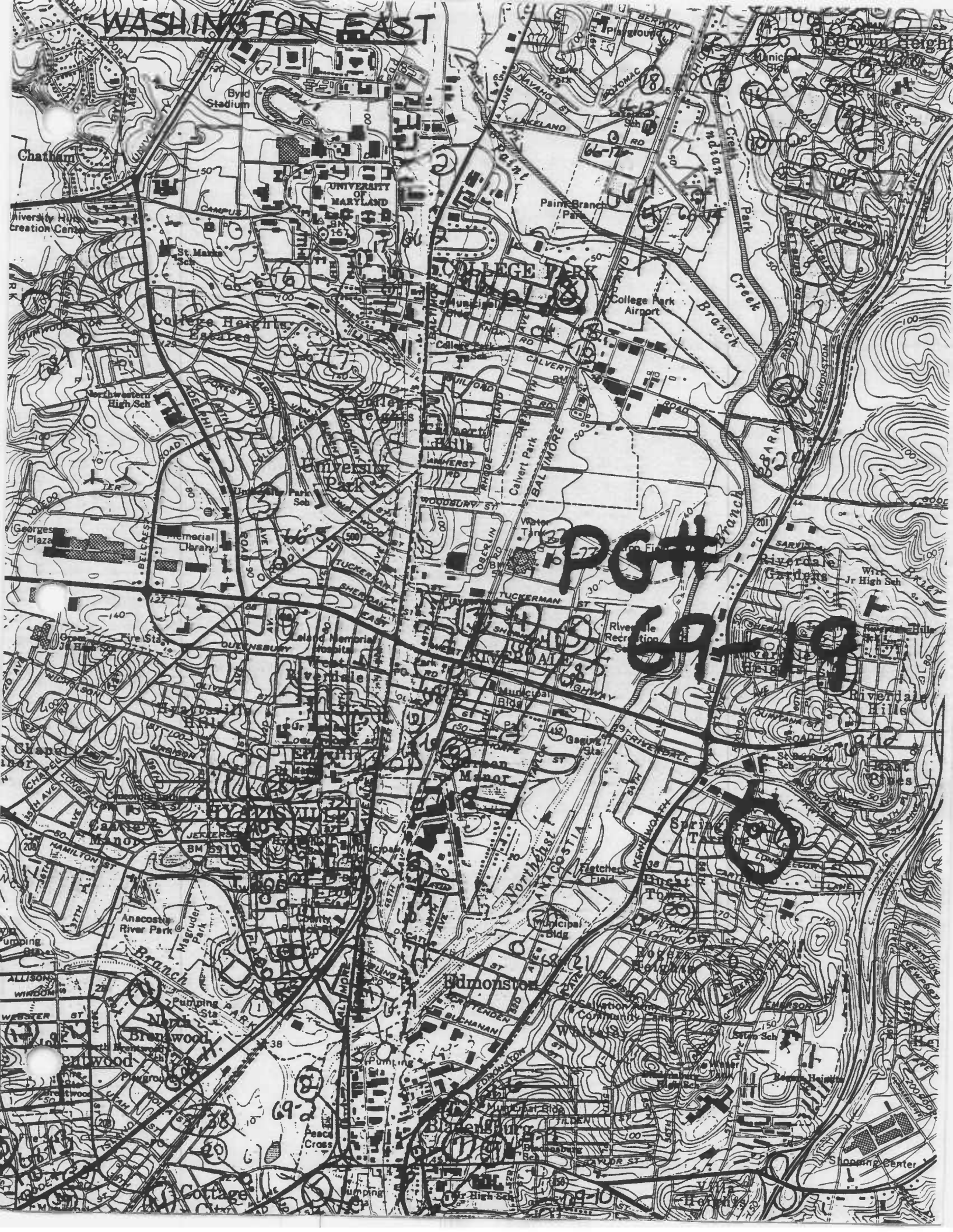
(B)

(C)

(E)

(D)

WASHINGTON EAST





P.G. #69-19

Browning-Baines House
Prince George's County, Maryland
Marina King
March 1987
South elevation
Neg: Maryland Historical Trust
Annapolis, MD



P.G. #69-19

Browning-Baines House
Prince George's County, Maryland
Marina King
March 1987
East elevation
Neg: Maryland Historical Trust
Annapolis, MD



P.G. #69-19

Browning-Baines House
Prince George's County, Maryland
Marina King
March 1987
Northwest elevation
Neg: Maryland Historical Trust
Annapolis, MD



P.G. #69-19

Browning-Baines House
Prince George's County, Maryland
Marina King
March 1987
North elevation
Neg: Maryland Historical Trust
Annapolis, MD